

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8  
AGENDA DATE: Thu 10/20/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0094 - Car Wash - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Rutherford Lane (Walnut Creek Watershed) from family residence (SF-3) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To deny community-commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Sokna Loeung. Agent: Austin American Property (Kim Xong Tran). City Staff: Sherri Sirwaitis, 974-3057.

**REQUESTING DEPARTMENT:** Neighborhood Planning and Zoning

**DIRECTOR'S AUTHORIZATION:** Greg Guernsey

## ZONING CHANGE REVIEW SHEET

CASE: C14-05-0094

Z.A.P. DATE: July 19, 2005  
August 2, 2005  
August 16, 2005

ADDRESS: Rutherford Lane

APPLICANT: Sokna Loeung

AGENT: Austin American Property (Kim Xong Tran)

ZONING FROM: SF-3

TO: GR-CO

AREA: 0.881 acres  
(38,357 sq. ft.)

### SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is for GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will:

- 1) Limit development on the site to less than 650 unadjusted vehicle trips per day;
- 2) Prohibit access to Furness Street;
- 3) Allow Automotive Washing as the only permitted GR district use and limit the site to all other permitted LR district uses;
- 4) Require a 25-foot vegetative buffer along the western property line.

### ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/19/05: Postponed to August 2, 2005 at the staff's request (7-0, J. Martinez/ J. Pinnelli-absent); J. Gohil-1<sup>st</sup>, M. Hawthorne-2<sup>nd</sup>.

8/02/05: Postponed to August 16, 2005 at the neighborhood and staff's request (8-0, J. Martinez-absent); J. Gohil, C. Hammond-2<sup>nd</sup>.

8/16/05: Denied staff recommendation for GR-CO zoning (8-0, K. Jackson-absent); J. Martinez-1<sup>st</sup>, C. Hammond-2<sup>nd</sup>.

### DEPARTMENT COMMENTS:

The property in question is undeveloped. The site is relatively flat and moderately vegetated. The applicant is requesting GR-CO zoning to develop a car wash on this tract of land. The staff recommends the applicant's request for GR-CO zoning for this property with conditions that will make the proposed Automotive Washing use compatible with the residential neighborhood to the west. GR-CO zoning is appropriate at this location because the commercial zoning will provide a transition in the intensity of uses along Rutherford Lane from the industrial uses to the east to the residential neighborhood to the west. The property under consideration meets the intent of the purpose statement for the GR, Community

Commercial, District. The site fronts onto Rutherford Lane, a large primary collector roadway, and is located adjacent to a large retail uses and industrial services.

The applicant agrees with the staff's recommendation.

#### **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	SF-3	Undeveloped Tract, Hart Elementary School
<i>South</i>	GR-CO	Retail Center (Walmart Supercenter)
<i>East</i>	LI	Cameron Road Corporate Park-Warehouse/Distribution Center (Arnet Distribution, Carrier Commercial Service)
<i>West</i>	SF-3	Single-Family Residential Neighborhood

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

#### **NEIGHBORHOOD ORGANIZATIONS:**

- 32 - Heritage Hills Neighborhood Association
- 114 - North Growth Corridor Alliance
- 342 - Edward Joseph Developments, Ltd.
- 511 - Austin Neighborhoods Council
- 643 - North East Action Group
- 742 - Austin Independent School District

#### **CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0100	GR to CS	11/27/01: Approved GR-CO w/ conditions (8-0)	1/10/02: Approved GR-CO (6-0); all 3 readings
C14-99-0058	P to LI	6/8/99: Approved staff rec. of LI (6-0)	7/15/99: Approved PC rec. of LI (6-0)
C14-95-0137	I-SF-3 to GR	11/28/95: Approved GR-CO and LO-CO (5-2)	12/14/95: Approved GR-CO and LO-CO (1 <sup>st</sup> east 100 feet) subject to conditions (6-0); 1 <sup>st</sup> reading  3/07/96: Approved GR-CO (TR1) and LO-CO (TR2) subject to conditions (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** N/A

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Rutherford Lane	80'	50'	Collector
Furness Street	64'	44'	Collector

**CITY COUNCIL DATE:** October 6, 2005

**ACTION:** Postponed to October 20, 2005 and public hearing was left open on May Pro Tem Thomas' motion, Council Member Leffingwell's second (7-0)

October 20, 2005

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

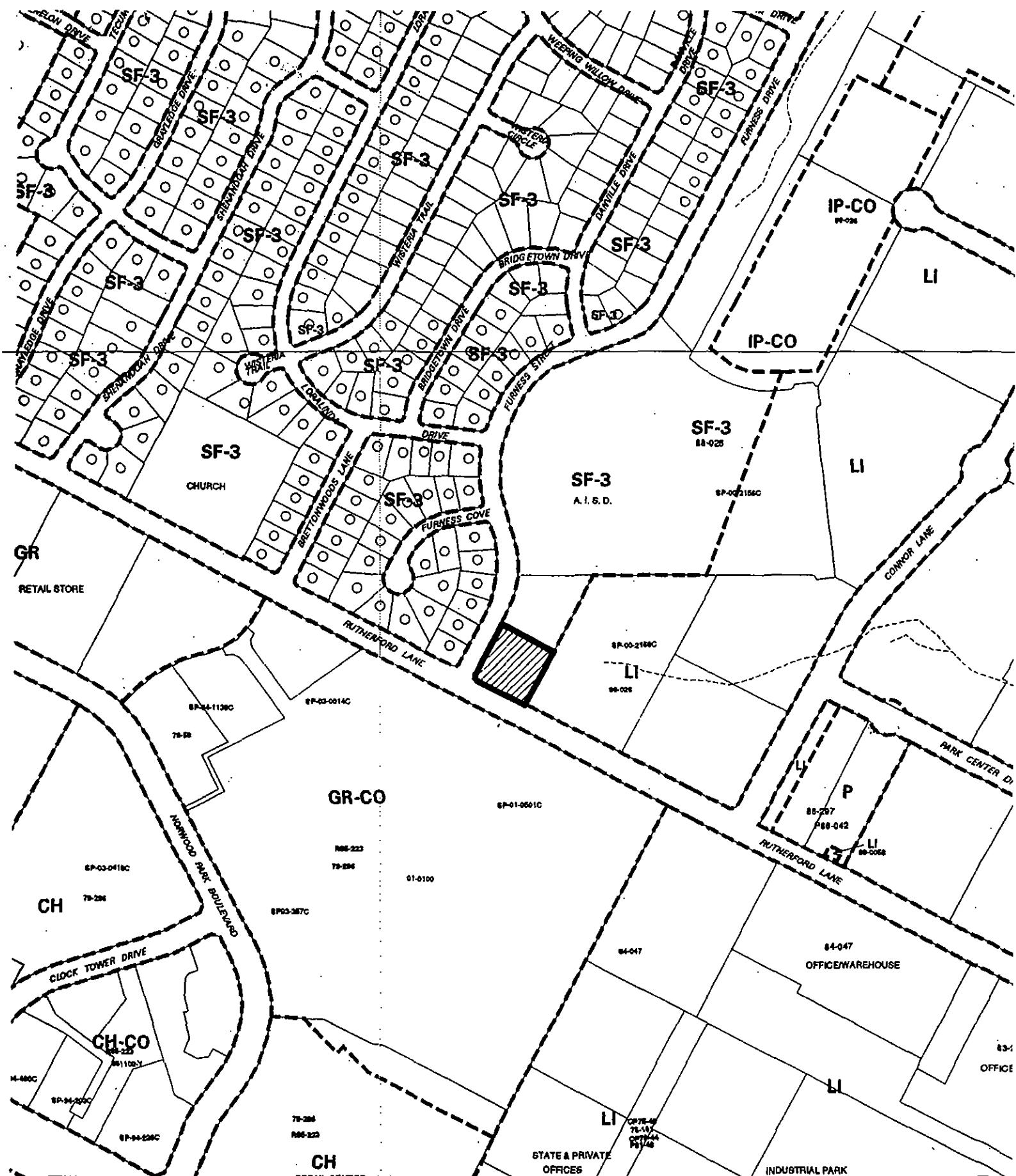
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



  <b>N</b> <b>-400'</b>	SUBJECT TRACT		<b>ZONING</b>  <b>CASE #:</b> C14-05-0094 <b>ADDRESS:</b> RUTHERFORD LN <b>SUBJECT AREA (acres):</b> 1.917	<b>CITY GRID REFERENCE NUMBER</b> <b>L28</b>
	PENDING CASE	• • • •		
	ZONING BOUNDARY	— — — —		
	CASE MGR: S.SIRWAITIS			

## **STAFF RECOMMENDATION**

The staff's recommendation is for GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will:

- 1) Limit development on the site to less than 650 unadjusted vehicle trips per day;
- 2) Prohibit access to Furness Street;
- 3) Allow Automotive Washing as the only permitted GR district use and limit the site to all other permitted LR district uses;
- 4) Require a 25-foot vegetative buffer along the western property line.

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## **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *The proposed zoning should promote consistency, and orderly planning.*

The proposed rezoning is consistent with the commercial nature of the area to the south and east. There is existing GR-CO zoning located to the south of the subject tract, across Rutherford Lane. The property in question fronts onto Rutherford Lane, a large primary collector roadway, and is located adjacent to a large retail uses and industrial services.

The proposed GR-CO zoning will provide a transition in the intensity of uses along Rutherford Lane from the industrial uses to the east to the residential neighborhood to the west.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is undeveloped, relatively flat and moderately vegetated. The property is located next to an industrial facility to the east and a large commercial/retail use to the south, across Rutherford Lane.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90 %. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site could be limited by the watershed ordinance.

The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the ~~Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban~~ Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals, which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Transportation**

If the requested zoning is granted, it is recommended that access to Furness Street be prohibited as a condition of zoning because it is a residential roadway.

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,644 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo (Attachment A) LDC, Sec. 25-6-114.

There are existing sidewalks along Rutherford Lane.

Rutherford Lane and Furness are both classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is not available within 1/4 mile of this property.

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#### Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Rutherford Lane	80'	50'	Collector
Furness Street	64'	44'	Collector

#### Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustment to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

#### Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

#### Compatibility Standards

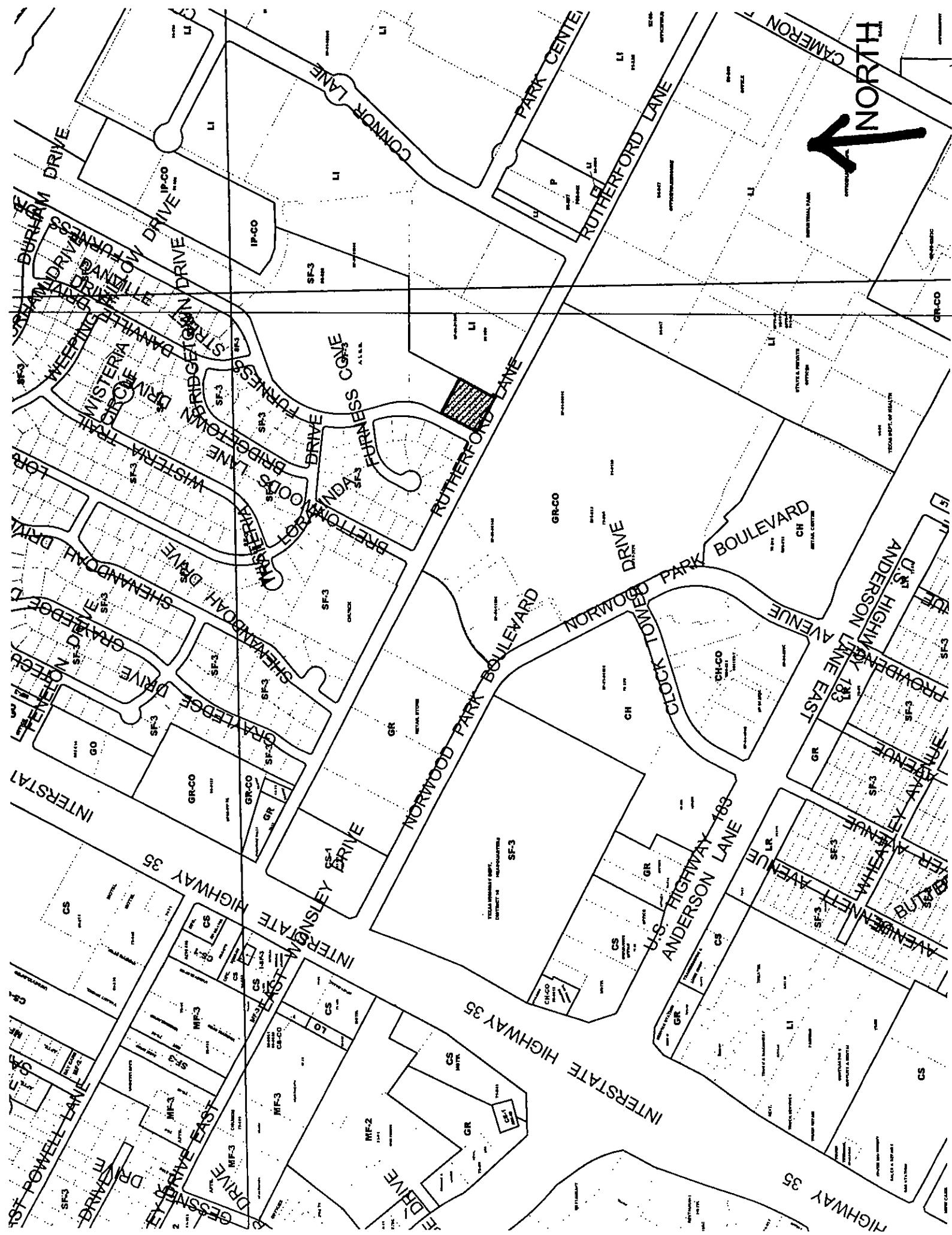
This tract is undeveloped. New construction on this site would be subject to compatibility development regulations due to the existing SF-3 zoned property to the north & west, and would be subject to the following requirements:

The site is subject to compatibility standards. Along the north & west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking or driveways are allowed within 25 feet of the property line.
  - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.
-

**NORTH**



<b>7. Zoning:</b>	<b>C14-05-0094 - Car Wash</b>
Location:	Rutherford Lane, Walnut Creek Watershed
Owner/Applicant:	Sokna Loeung
Agent:	Austin American Property (Kim Xong Tran)
Postponements:	Postponed from 07/19/05 (staff); Postponed to 08/16/05 (neighborhood)
Request:	<b>SF-3 to GR-CO</b>
Staff Rec.:	<b>RECOMMENDED WITH CONDITIONS</b>
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

**DENIED STAFF'S RECOMMENDATION FOR GR-CO ZONING.**  
*[J.M; C.H 2<sup>ND</sup>] (8-0) K.J – ABSENT*

<b>8. Rezoning:</b>	<b>C14-05-0100 - Lake Creek Park</b>
Location:	10101 Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant:	Ardennes, L.P. by GCA Ardennes GP, LLC (David E. Castilla)
Agent:	Armbrust & Brown, L.L.P. (Lynn Ann Carley)
Postponements:	Postponed to 8/16/05 (neighborhood)
Request:	<b>LO, SF-2, LO-CO, I-RR to LO, SF-6, SF-4A</b>
Staff Rec.:	<b>RECOMMENDED WITH CONDITIONS</b>
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

**APPROVED STAFF'S RECOMMENDATION FOR LO-CO, SF-6 & SF-4A ZONING; BY CONSENT.**  
*[J.G; M.H 2<sup>ND</sup>] (8-0) K.J – ABSENT*

<b>9. Rezoning:</b>	<b>C14-05-0104 - Smith 1.2</b>
Location:	11912-B North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant:	Clay Chip Smith
Agent:	Bennett Consulting (Jim Bennett)
Request:	<b>NO to GO</b>
Staff Rec.:	<b>RECOMMENDED</b>
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

**APPROVED STAFF RECOMMENDATION OF GO-CO ZONING WITH ADDED CONDITIONS OF:**

- **10' LANDSCAPE BUFFER;**
- **DETENTION ADDRESSED AT TIME OF SITE PLAN**

**\* RESTRICTIVE COVENANT TO PROHIBIT MODELING SERVICES AND TO BE FILED PRIOR TO 3<sup>RD</sup> READING AT CITY COUNCIL.**



## MEMORANDUM

**TO:** Sherri Sirwaitis, Case Manager  
**FROM:** Emily M. Barron, Transportation Planner  
**DATE:** July 27, 2005  
**SUBJECT:** Neighborhood Traffic Analysis for Rutherford Lane  
 Zoning Case: Car Wash, C14-05-0094

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The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The .881-acre tract proposes a car wash. This site is located in northeast Austin at the northeast corner of Rutherford Lane and Furness Drive. The project, which is currently zoned Single Family (SF-3), is requesting a change to Community Commercial (GR). The tract will have vehicular access to Rutherford Lane and it is recommended that access to Furness Drive be prohibited due to its residential character. Surrounding the tract to the north is a school, Furness Drive borders the site to the west, to the south is Rutherford Lane, and to the east is industrial properties.

### Roadways

Rutherford Lane is classified as a primary collector with 80' of right-of-way and 50' of pavement and carries approximately 8,942 vehicles per day (vpd).

Furness Drive is a neighborhood collector with 64' of right-of-way.

### Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 648 vehicles per day (vpd).

Trip Generation		
LAND USE	Bays	VPD
Car Wash	6	648

Distribution of trips was estimated as follows:

Street	Site Traffic
Rutherford Lane	100%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Rutherford Lane	8,942	648	9,590

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of more than 40' should carry approximately 4,000 vpd or less.

### Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Rutherford Lane is classified as a residential roadway west of Furness.
2. ~~The traffic along Rutherford Lane exceeds the requirements established in Section 25-6-116 by 5,590 vpd. In order to minimize traffic on surrounding streets, the intensity and uses for this tract should be limited through a conditional overlay to less than 650 unadjusted vehicle trips per day.~~
3. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

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If you have any questions or require additional information, please contact me 974-2788.



Emily M. Barron

Sr. Planner ~ Transportation Review

Watershed Protection and Development Review Department

## PETITION

Case Number:

**C14-05-0094**

Date:

Sept. 1, 2005Total Area within 200' of subject tract: (sq. ft.) 280,486.56

1		0.00%
2		0.00%
3		0.00%
4		0.00%
5		0.00%
6		0.00%
7		0.00%
8		0.00%
9		0.00%
10		0.00%
11		0.00%
12		0.00%
13		0.00%
14		0.00%
15		0.00%
16		0.00%
17		0.00%
18		0.00%
19		0.00%
20		0.00%
21		0.00%
22		0.00%
23		0.00%
24		0.00%
25		0.00%
26		0.00%
27		0.00%
28		0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

0.00

Total %

0.00%

IP.

**SF-3****SF-3****SF-3**

88-026

**SF-3****SF-3**

A. I. S. D.

SP-00-2156C

MOTIONWOODS

L4E

FURNESS COVE

RUTHERFORD LANE

SP-03-0014C

SP-00-2156C

LI

86-026

**GR-CO**

SP-01-0501C

R85-223

79-286

01-0100

SP93-357C



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CASE MGR: S.SIRWAITIS

1" = 200'

**PETITIONS**

CASE #: C14-05-0094

ADDRESS: RUTHERFORD LN

DATE: 05-09

SUBJECT AREA (acres): 1.917

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
L26

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Dana Powers	8604 Furness Dr. Austin, TX 78753	Your Name (please print)	Comments: A business such as a car wash will add traffic to an area that's congested during school hours. Furthermore, an increase in traffic through the neighborhood via Furness Drive and Beaumont will create traffic back up at the intersection of I 35. There may be a need to place speed bumps on both these streets.	Signature Dana Powers 7/15/05 Date

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission	<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
Barbara Washington	8300 Furness Dr. Austin TX 78753	Your Name (please print)	Comments: I object to a car wash on Rutherford & Furness because there is no place for a car wash at a place for people to gather with lots of noise. It will create more traffic and music. I don't need it at all. It won't fit there. It's too big.	Signature Barbara Washington 7-18-05 Date

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

I bought my lot and built  
my home in a neighborhood  
full of dwellings owned by  
poor people and the  
area, now, has been attempting  
after 25 yrs, to make me  
feel like you're degrading  
my home and investment.  
I moved here 84 yrs old - but  
it still has a great field  
in my home and surrounding

Please come in  
There are plenty of places that  
commercial centers that  
could use a country  
without the city  
forcing to force them on  
us, John, don't do  
this to us, Christie (she)  
Yours, George H.

512-835-1884

Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:
July 19, 2005 Zoning and Platting Commission		
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object		Your Name (please print)
Belinda Taylor <i>Lorraine B. Taylor</i> Clinton M. Ashe <i>Clinton B. Ashe</i>		Date 7-18-05
<u>I do not witness B.</u> Your address(es) affected by this application: <u>None</u> Mrs. Clinton M. Ashe		
<u>Lorraine Taylor (owner)</u> Comments: <p>I object to a landwash at the corners of Rutherford and Terrell. Repositioning it so that it is no place for cars to careen and all the people that will be a - rough business right next to an elementary school of children it will encourage you to ask would ever want your child subject to a car wash and if you use this form to comment, it may be returned to: all kinds of people. The City of Austin Neighborhood Planning and Zoning Department <u>Carrie Smith</u> not think not.            Sherri Sirwaitis            P. O. Box 1088            Austin, TX 78767-8810</p>		

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

Sherri Sirwaitis  
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Comments: Please! No

classes before school!

Your address(es) affected by this application

2411 Highland Drive  
San Marcos  
Signature

1-18-05  
Date

Comments: Please!

No classes before school!

Your address(es) affected by this application

2411 Highland Drive  
San Marcos  
Signature

1-18-05  
Date

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Robert D Harper
Your Name (please print)
<u>8306 FURNES DRIVE</u>
Your address(es) affected by this application
Rhonda O Harper
07/18/05
Date

Comments: A CAR WASH BUILT IN THIS LOCATION
WOULD INTERFERE WITH THE ELEMENTARY
SCHOOL CLASSES, THERE WILL BE LOUD
MUSIC PLAYING DURING CLASSES AND
ALSO WILL BE A 24 HOUR PROBLEM FOR
THE NEIGHBORHOOD. THIS WILL BRING '
DODER FROM ALL OVER TO THIS LOCATION
THERE IS ALREADY A PROBLEM WITH
TRAFFIC AT THIS LOCATION AND HOW
NEIGHBOR NEAR THIS LOCATION GET TO
SEEK. THERE ARE OTHER PLACES FOR

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

But Not In This Neighborhood

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

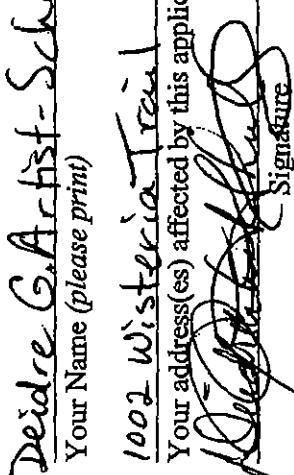
Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor	<input checked="" type="checkbox"/> I object
--	--

X Jane A Sullivan  
Your Name (please print)

1002 Wisteria Trail Austin TX 78753  
Your address(es) affected by this application

  
Jane A. Sullivan  
Signature

9-17-2005  
Date

Comments: Please do not allow any additional  
commercial building to take place  
so close to our school and neighbor  
hood. We already have one (1) and  
the increased traffic it brings to  
concern us all. Also you would  
have a car crash, immediately  
adjacent to our elementary school (?)  
this would not be in the best interest of our  
children's safety!

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

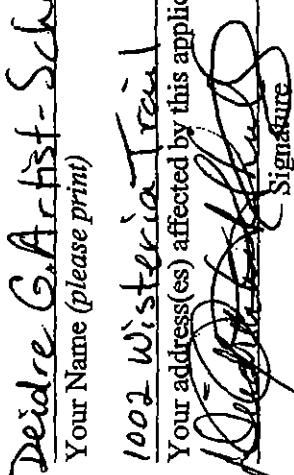
Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor	<input checked="" type="checkbox"/> I object
--	--

X Deidre G. Arfist-Schultz  
Your Name (please print)

1002 Wisteria Trail Austin TX 78753  
Your address(es) affected by this application

  
Deidre G. Arfist-Schultz  
Signature

9-17-2005  
Date

Comments: Please do not allow any additional  
commercial building to take place  
so close to our school and neighbor  
hood. We already have one (1) and  
the increased traffic it brings to  
concern us all. Also you would  
have a car crash, immediately  
adjacent to our elementary school (?)  
this would not be in the best interest of our  
children's safety!

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

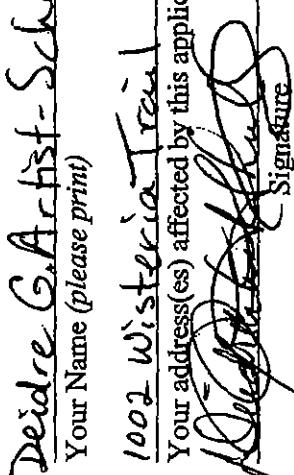
Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor	<input checked="" type="checkbox"/> I object
--	--

X Jane A Sullivan  
Your Name (please print)

8500 Loralinda Dr. Austin Tx 78753  
Your address(es) affected by this application

  
Jane A. Sullivan  
Signature

9/18/2005  
Date

Comments: I am wish in that  
location - want to start  
development and a residential  
neighborhood is a  
good idea. Perhaps  
the developer should consider  
a location right across the  
street from his own home so  
it would be easier to supervise  
the law paid workers.

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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**Case Number:** C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:

July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

**Dr. Mark W. Schultz**

Your Name (please print)  
1602 Wisteria Trail Austin, TX 78753

Your address(es) affected by this application



Date  
7-18-05

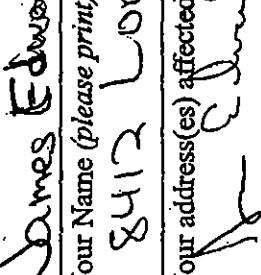
Signature

Comments: *No, you must not allow this zoning request. Allowing a car wash facility to be built from ground traditional convening location for different areas of any disturbance operations - so close to both Elementary and a solid, caring neighborhood would be destructive to our small neighborhood of friends. You must not allow this!*

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department

Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Your Name (please print)	<b>James Edward Cobalens</b>
Your address(es) affected by this application	8412 WORLINGER DR.
 Signature Date 7/18/05	
Comments:	Nearly every time I use a public car wash in Austin, I am approached by someone selling stereo equipment, jewelry, clothing, makes up, wonder if illegal drugs are sold here as well. There are two car washes on Rainey and one on Common Rd we do not need this facility nor do we want the type of activity associated with it in my neighbor hood.
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810	

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: <b>C14-05-0094</b>	Personas designadas: Sherri Sirwattis, (512) 974-3057 Audencia Pública:	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
July 19, 2005 Zoning and Platting Commission		<u>Dorran W. Dryson</u>
		Su nombre (en letra de molde) <u>8411 Lorendra Dr.</u>
		Su domicilio(s) afectado(s) por esta solicitud <u>Lorenzana Dr.</u>
		Fecha <u>7/18/05</u>

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Comments: This type of business right next to school!

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Si usted usa esta forma para proveer comentarios, puede retomar:

City of Austin

THE CITY OF NEW YORK 11

Neighborhood Planning & Zoning Department

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SHELLI SIEGMUND

O Box 10000

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Ausum, IX / 8/0/-3810

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094	
Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:
July 19, 2005 Zoning and Platting Commission	
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> Object	
<b>Harold J. Horton</b> Your Name (please print) <b>Holiday Station</b> <b>8310 La Grange Dr.</b>	
Your address(es) affected by this application <b>Darrell O. Witten</b> 7-18-05 Signature _____ Date	
Comments: <u>I live closer than 1000 feet</u> , <u>and not a good business</u> , <u>to put in a residence</u> , <u>neighborhood. Other will be</u> , <u>found passing cars going over</u> , <u>the speed limit, a school</u> , <u>and being close to all of</u> , <u>these things might negatively</u> , <u>the elementary school.</u>	

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object		<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Panhandle Garage + Your Name (please print)		Sherri Sirwaitis Date	
8413 Moralia Dr. Your address(es) affected by this application		Signature	
Comments:  - too near elementary school and a bus stop  - will add traffic and trash to the neighborhood  - there are already car washes in the area (Rundberg's, Carwash, R.			

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object		<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Bachala Coussey Your Name (please print)		8203 Loca Linda Dr. Your address(es) affected by this application	
Signature		Signature	
Comments:  Bachala Coussey Date		Comments:  Bachala Coussey Date	

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Doris Woodliff

Your address(es) affected by this application  
1016 Wisteria Trail, Austin TX 787253

Doris Woodliff Signature  
7-19-05 Date

Comments: Traffic is already too heavy on this section of Rutherford Lane. We do not need the increase in traffic, especially right by an elementary school where young children are walking. This is too near the school and residential areas.

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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Richard Woodliff

Your address(es) affected by this application  
1036 Wisteria Trl

Richard Woodliff Signature  
7-19-05 Date

Comments: I BELIEVE THAT A CARWASH WHICH IS WHAT IS PROPOSED TO BE BUILT THERE WOULD NOT BE IN THE BEST INTERESTS OF THE NEIGHBORHOOD. IT COULD POTENTIALLY APPREACH AN UNDESIRABLE GROUP OF INDIVIDUALS DIRECTLY INTO OUR NEIGHBORHOOD. DUE TO OTHER VARIOUS INDUSTRIAL ACTIVITIES OTHER ARE BUILT IN WITH SUCH BUSINESSES.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

## PETITION

Case Number:

**C14-05-0094**

Date:

Oct. 5, 2005Total Area within 200' of subject tract: (sq. ft.) 280,486.56

1	02-3420-0402	CANALES HIGINIO B	1,527.14	0.54%
2	02-3420-0405	GOLDIANO JESSE M	4,134.52	1.47%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

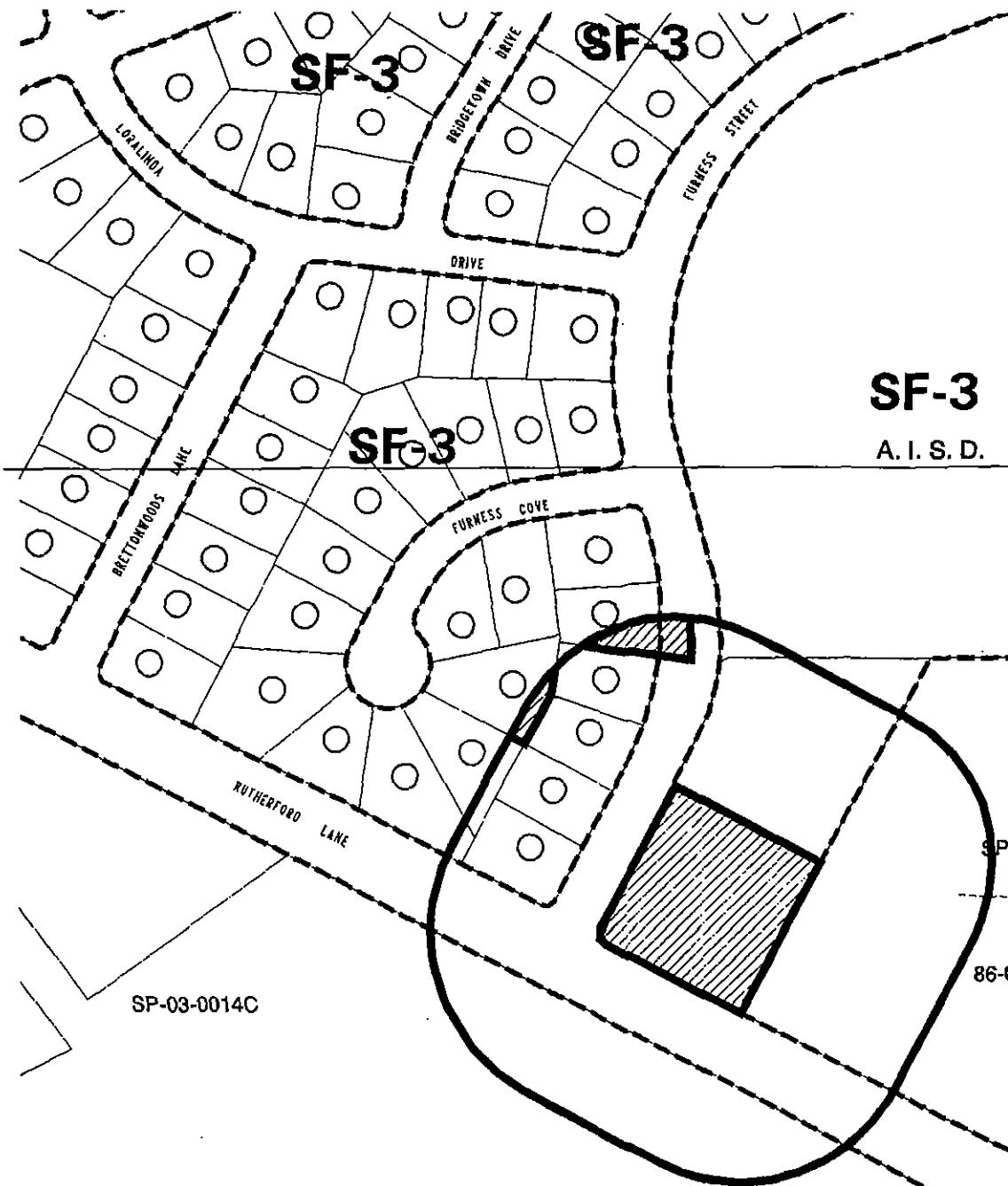
Stacy Meeks

Total Area of Petitioner:

5,661.66

Total %

2.02%



**GR-CO**

R85-223

79-286

01-0100

SP93-357C

 1" = 200'	<b>SUBJECT TRACT</b>  <b>PENDING CASE</b> <b>ZONING BOUNDARY</b> <b>CASE MGR: S.SIRWAITIS</b>	<b>PETITIONS</b> <b>CASE #:</b> C14-05-0094 <b>ADDRESS:</b> RUTHERFORD LN <b>SUBJECT AREA (acres):</b> 1.917	<b>CITY GRID REFERENCE NUMBER</b> <b>L28</b>
		<b>DATE:</b> 05-10 <b>INTLS:</b> SM	

P E T I T I O N

Date: 8-15-05

File Number: C-1405 0094

Address of  
Rezoning Request: See Attached  
forms

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than \_\_\_\_\_.

**(STATE REASONS FOR YOUR PROTEST)**

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

SEE ALL ATTACHED FORMS.

Date: 8-15-05

Contact Name: Albert Black  
Phone Number: 512-695-0690

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Your Name (please print)
JIMMY S KAY MOORE
Your address(es) affected by this application
8203 FURNESS COVE

Signature J. Moore Date 8-15-05  
Comments: I am telling against a car wash to be located at number 8203 FURNESS COVE. This business will affect possible drug activity, loitering, loud noise/music and drinking (alcohol). We have small children, elderly and other residents. This could become section to criminal activity. This property should not be re-zoned as commercial property.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Your Name (please print)
Della Kay Moore
Your address(es) affected by this application
8203 Furness Cove Austin 78753

Signature Della Kay Moore Date 8-15-05  
Comments: I do not want the neighborhood to be rezoned. I do not want it to become commercial. I want it to be residential or some positive sights such as a library, daycare, something for the elderly and children.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Dog

Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Carol S. Hadnot

Your address(es) affected by this application  
8204 Breckenwoods Ln.

Comments: A car wash will only bring crime, drug dealing, & increase noise traffic and littering. This neighborhood is very poor. Additionally, this proposed development is next door to an elementary school and bus stop. Worse still, it is located to one child's traffic is about a quarter mile from the school. Pedestrians to walk on one child's traffic is about a quarter mile from the school. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

Signature: OS Hadnot Date: 8/15/05

Comments: Keep the zoning as is. If suggestions like can't beat them, can't join them!

If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

in Spring for a week in the morning time.

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Dog

Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)

Your address(es) affected by this application  
Agelaghe Events Run Offs  
Palo Duro - fauna & flora

Date: 7/15/05  
Comments: Agelaghe Events Run Offs  
destroyed the environment  
Agelaghe Diles neighborhood  
"Remember 1991 - Clean Land"  
"Remember Price big shooting"  
Keep the zoning as is.  
Suggestions like can't beat them, can't join them!  
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

occupy space @ the Creek Station located only blocks away. We have begun to see the or caught of litter and unknown visitors in our community to this date.

Guests, Burglaries and the like have begun as we have to protect our interest. The school has already begun to add more portables to a structure that obviously needs expansion. Inside the school facilities are inadequate.

The city may want to purchase the property - add a library or a playground. Not another location near a school - where pedofiles will ~~have~~ have children.

Pray on ~~your~~ your advance

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: C14-05-0094  
 Persona designada: Sherri Sirwaitis, (512) 974-3057  
 Audiencia Pública:  
 July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Strongly

Roslyn Mills

Su nombre (en letra de molde)

6000 Burness Drive

Su domicilio(s) afectado(s) por esta solicitud

Firma \_\_\_\_\_ Fecha \_\_\_\_\_

Comments: Please be advised - A car wash in the neighborhood of a school and in this close contigent to a school - Is an open invitation for pedophiles, stalkers, rapist and the like. A car wash @ that location gives clear visibility. Due to the fact that Brush is on the opposite side of the school provides an area for the crime to take place. A car wash would be a breeding ground for crime. Vagrants ~~already~~ already

Si usted usa esta forma para proveer comentarios, puede retornarlos a:

a: City of Austin  
 Neighborhood Planning & Zoning Department  
 Sherri Sirwaitis  
 P. O. Box 1088  
 Austin, TX 78767-3810

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing: July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Brenda and Rudy Caron Your Name (please print)	<u>8201 Furness Cove</u> Signature
Comments: My family, as well as many neighbors, have great concern about this development possibility. Not only is this proposed site directly across from family residences, but it would be next door to our elementary school. There is already a great deal of traffic on Ruthrauff, and adding this commercial business would only add to the danger for the children going to / from school. <del>but it would also add to our litter problem,</del> If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810	

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing: July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Higinio B. Canales Your Name (please print)	<u>8105 Furness Cove</u> Signature
Comments: I have been living in Austin since 5-20-1949. It has been my experience that can each other more and there good. Can Walsh place attract alcoholic beverages, food and music drugs all kinds. Drugs usage, especially among kids. To sell drugs & their neighborhood is good for it, Chevron + very crime free - If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810	

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Carroll Kitchen  
Your Name (please print)

3207 Shenandoah  
Your address(es) affected by this application

July 18, 2005  
Signature Date

Comments:

Not suited to our neighborhood  
not to the school. Additional  
traffic on top of our current  
load would be detrimental  
to our neighborhood.

Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

HELGA E. ANDERSON  
Your Name (please print)

8112 SHENANDOAH Dr.  
Your address(es) affected by this application

HELGA E. ANDERSON  
Signature Date  
7/18/05

Comments:

Not suited to our neighborhood  
not to the school. Additional  
traffic on top of our current  
load would be detrimental  
to our neighborhood.

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Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Your Name (please print)	<i>Joe Baker</i>
Your address(es) affected by this application	8404 Shenandoah
Comments:	<i>Joe Baker</i>
Date	7-18-05

Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Your Name (please print)	<i>DONALD M. ANDSON</i>
Your address(es) affected by this application	8114 Shenandoah Dr.
Comments:	<i>Donald M. Andson &amp; wife G. Chauvin 8/13/05</i>
Signature	<i>Donald M. Andson</i>
Date	

*A car would pull straight through, disturbing many people living along both sides of the street (while this is gone all night). It will also attract drug dealers in this location. This is too close to an elementary school and we have a stable, low-income neighborhood now. Build duplexes or 4-plexes instead, which will blend with our nice stable neighborhood. Thanks!*

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

If you use this form to comment, it may be returned to:  
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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Carol Gresser

Your address(es) affected by this application  
8415 Loralinda Dr.

Date  
8/15/05

Signature  
Carol Gresser

Comments:  
This is a single-family dwelling in neighborhood with houses across the street from the land in question. There is also a school next to the land. This land needs to stay zoned as it is.

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:  
July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Annetta Still

Your address(es) affected by this application  
904 Potomac Path

Date  
8-15-05

Signature  
Annetta Still

Comments:  
We need to protect our neighborhood. We have a nice mix of people and we are surrounded by high crime on Kuhnsberg Lane and on 16th Street. 163/390. It causes us to bring in drug dealers which would ruin our planned corner of residential living.

Thank you. Sincerely, Annetta Still

We appreciate the safety of our children  
If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> Object	
Your Name (please print)	<i>Thomas E. Howell</i>
Your address(es) affected by this application	<i>8113 Greyhedge Cedar Park, TX 78613</i>
Signature	<i>Thomas E. Howell</i>
Comments:	<i>I object to the Zone Change I suggest the zoning remains as it is now.</i>
Date	<i>8-15-05</i>

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> Object	
Your Name (please print)	<i>Charles J. Roney &amp; wife</i>
Your address(es) affected by this application	<i>6113 Greyhedge</i>
Signature	<i>Charles J. Roney</i>
Date	<i>8/15/2005</i>

If you use this form to comment, it may be returned to:  
City of Austin  
Neighborhood Planning and Zoning Department  
Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Your Name (please print)	Marie M. Cervelli

Comments: I completely object to  
a cash out built on  
this property because  
the new business, and  
rent to Art Schools  
I object to this proposal  
being re-zoned commercial

Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Your Name (please print)	Noah + Malvive S. Digs

Comments: I thoroughly disagree with  
a cash out built on  
this application  
Malvive S. Digs  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Your address(es) affected by this application  
1011 Weeping Willow

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
Comments:	
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Your Name (please print)	
<u>Marie Shabrett</u>	
Your address(es) affected by this application	
<u>8303 Grayledge Dr.</u>	
Signature	8-15-05
Date	

Comments:	<u>I wish to keep residential zoning as is residential</u>
	<u>No new housing</u>
	<u>111</u>
	<u>Marie Shabrett</u>
Signature	
Date	

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
Comments:	
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Your Name (please print)	
<u>Mary S. Hain</u>	
Your address(es) affected by this application	
<u>8305 Grayledge Dr.</u>	
Signature	<u>Mary S. Hain</u>
Date	<u>8/15/05</u>

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Sherri Sirwaitis  
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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Winnie Maiic	Winnie Maiic
Your Name (please print)	Signature
1000 Wisteria Circle Austin, Tx 78753	Date
Your address(es) affected by this application	7-15-05
Comments:	

- Increased traffic
- Unauthorized congregating dens in non-business hours
- Increased drug use and sales
- Increased illegal consumption
- Accumulation of trash

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Vennie G. Davis	Vennie G. Davis
Your Name (please print)	Signature
8309 Briarerton Dr. Austin TX 78753	Date
Your address(es) affected by this application	7/19/05
Comments:	

- Heavy or persistent appearance out neighborhood around home.
- Increased traffic
- Increased, unsanitary congregating dens in non-business hours
- Increased drug use and sales
- Increased illegal consumption
- Accumulation of trash

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print)  
WALTER LEE TOLC

8301 BRIDGECLOUD DR. AUSTIN, TEXAS 78153

Your address(es) affected by this application

Walter Lee Tolc  
Signature

7-18-2005  
Date

Comments:

I STRONGLY OBJECT TO THE REZONING OF THE ABOVE PROPERTY. A CAR WASH IS KNOWN TO ATTRACT DRUG DEALERS AND CRIMINALS. THIS PROPERTY IS JUST A FEW HUNDRED FEET FROM HART ELEMENTARY SCHOOL. PLEASE DENY THIS ZONING REQUEST.

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print)  
Kim Foster

Your address(es) affected by this application

918 Hermite Drive 78753  
Kim Foster  
Signature

8-15-05  
Date

Comments: I object because had things happen @ construction stage will stay another all the time. They will play loud music, but be more than crude. We have a nice neighborhood now. Our all called owners go on their manners around the neighborhood of all cases I would like to see some other kind of business i.e. Park & driveway or the single family would be fine. Thank you.

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Rebecca Phillips	
Your Name (please print)	Rebecca Phillips
8205 Grayledge Drive Austin, TX 78753	8/15/05
Your address(es) affected by this application	

Comments: I object to the rezoning of a residential lot to a commercial lot in our neighborhood. We have a solidly stable, diversified neighborhood bordered by high crime, light industry, the highway, a Super Wal-Mart and a Goodwill Community center. We do not want more commercial lots in our neighborhood.

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P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Dee E. Phillips	
Your Name (please print)	Dee E. Phillips
8205 Grayledge Drive Austin, TX 78753	8/15/05
Your address(es) affected by this application	

Comments: Our neighborhood is in existing preferred growth zone. Currently it is under review given zeroes of water, 135, light industrial and low income. Applying a cap would could negatively affect neighborhood by promoting high noise, traffic, across from homes and next to elementary keeping the zoning as evident it helps preserve the integrity of the community.

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Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:
July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Ramón H. Treviño	8502 Shenandoah	78753
Your Name (please print)	Your address(es) affected by this application	
Ramón H. Treviño	8-15-05	Date
Signature		
Comments: <u>I hereby request that the proposed Zoning change be rejected because 1) the proposed Commercial Zoning would be a potential hazard to the elementary school (next door). 2) there would be a probable increase in crime in a neighborhood that is already surrounded by high crime areas.</u>		

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:
July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	
Jesse & Linda Goldiano	8202 Burness Drive	8/15/05
Your Name (please print)	Your address(es) affected by this application	
Jesse & Linda Goldiano	8202 Burness Drive	Date
Signature		
Comments: <u>Strongly Object To 24/7 Local Music Leopoldo Goldiano, Inc. LLC, Tony Alvarado's increased traffic. Bright Lights, Oil Blasts, Advertising and Environment, increased Crime rate, Location Next To School, etc. All Land Zone To Remain At The Current Single Housing.</u>		

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor		<input checked="" type="checkbox"/> I object	
J. G. Butler			
Your Name (please print)			
1104 Hermitage Drive		Your address(es) affected by this application	
		Date	Signature
Comments: This is a residential neighborhood with very little rental property; therefore a relative lack of residential neighbors (if a non-residential use of the property would introduce a element off persons that are not familiar with the feature).			

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor		<input checked="" type="checkbox"/> I object	
Locell F. Rice			
Your Name (please print)			
8504 Sheward Dr., Austin, TX 78759		Your address(es) affected by this application	
08/15/2005		Date	
Comments: This is always to me and I am a neighbor due to the proximity of I-35C (accessed by connection to 183). I feel many residents will complain if this occurs, due to remove any sense of neighborhood and would weaken our neighborhoods and amount of traffic. Please proceed on a neighborhood & our family values. Thank you.			

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Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing:	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
July 19, 2005 Zoning and Platting Commission Norma T. Gonzalez Vero Your Name (please print)	<u>905 Potomac Path Austin, TX 78752</u>
Your address(es) affected by this application Norma T. Gonzalez	<u>8/15/05</u> Signature _____ Date
Comments: There are several reasons why we shall not have the new business development at Furriss/Rutherford Block ① not good to be closed to the school ② Several types of this kind of business have been coming over ③ There will be too much traffic that consider will be out of no and getting not desirable people out of our town	

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing:	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
July 19, 2005 Zoning and Platting Commission James Anderson Your Name (please print)	<u>8303 Sherman Dr.</u> <u>78753</u>
Your address(es) affected by this application <u>T.A.</u>	<u>8/15/04</u> Signature _____ Date
Comments: I know the neighborhood has fought hard to reduce crime in our area and we see this zoning change as a threat	

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Sherri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object			
Your Name (please print) <u>Lou R. Bridges</u>			
Your address(es) affected by this application 1016 Heritage Drive Austin			
Signature <u>Lou R. Bridges</u>			
Date	08-15-05	Date	8/15/05
Comments:	<p>I am against a car wash or other commercial business at the corner of Ruthyford &amp; Grimes. I am not in favor of business. Please keep these businesses in residential areas. Thank you.</p>		

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object			
Your Name (please print) <u>KEITH NOBLES</u>			
Your address(es) affected by this application 8508 LORALINDA DR., Austin TX 78753			
Signature	<u>Keith Nobles</u>	Date	8/15/05
Comments:	<p>PLEASE DO NOT BUILD A CAR WASH NEXT TO OUR ELEMENTARY SCHOOL. THIS IS A SAFETY ISSUE, BECAUSE CAR WASHES ARE A MAGNET FOR VANDALISM AND 24 HR. CRIMINAL ACTIVITY.</p>		
	<p>Thank You, Keith Nobles</p>		

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Sherri Sirwaitis  
P. O. Box 1088  
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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
Your Name (please print)	<u>Howard E. Spivey</u>
1010 W. Congress Ave., 1100 Austin, TX 78701-3547	
Your address(es) affected by this application	<u>1010 W. Congress Ave., 1100</u>
Signature	<u>Howard E. Spivey</u>
Date	<u>7/18/05</u>

Comments: Reasons for opposition:  
1. Increase in traffic volume  
2. Decrease in property values  
3. Intrusion of school activities  
4.

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Case Number:	C14-05-0094
Contact:	Sherri Sirwaitis, (512) 974-3057
Public Hearing:	July 19, 2005 Zoning and Platting Commission
<input type="checkbox"/> I am in favor	<input checked="" type="checkbox"/> I object
Your Name (please print)	<u>Howard E. Spivey</u>
1010 W. Congress Ave., 1100 Austin, TX 78701-3547	<u>1010 W. Congress Ave., 1100</u>
Your address(es) affected by this application	<u>Austin, TX 78703</u>
Signature	<u>Howard E. Spivey</u>
Date	<u>7-18-05</u>

Comments: Reasons for opposition:  
1. Increase in traffic volume  
2. Decrease in property values  
3. Intrusion of school activities  
4.

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Neighborhood Planning and Zoning Department  
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Austin, TX 78767-8810

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)

John E. Moore

Your address(es) affected by this application  
8104 Furness Cove Austin

Signature John Moore Date 8-15-05

Comments:

I OBJECT HIGHLY!! To much crime  
drugs - crime by shooting etc. Take  
it elsewhere,

NO

NO

NO

NO

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City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)

Bruin Mietisching

Your address(es) affected by this application  
8500 Turner, Dr. Austin, Tx 78753

Signature Bruin Mietisching Date 7/18/05

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Dist Rep.

974-5722

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing: July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	<u>Annie T. Evans</u> <small>Your Name (please print)</small>	<u>8100 FURNNESS COVE</u> <small>Your address(es) affected by this application</small>	Signature	Date
Comments: Our property is in a critical location, i.e. Cameron Rd. It runs along We don't need more crime, loitering and traffic. Near Hart Elementary School. They should be zoned residential and sexual predators. Kidnapping and increased					
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810					

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Case Number: C14-05-0094 Contact: Sherri Sirwaitis, (512) 974-3057 Public Hearing: July 19, 2005 Zoning and Platting Commission	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	<u>Rozena McCabe &amp; Anna Everett</u> <small>Your Name (please print)</small>	<u>8206 SHENANDOAH</u> <small>Your address(es) affected by this application</small>	Signature	Date
Comments: Object to change in zoning: too close to an elementary school Legalized Loitering open to occupation 24 hrs					
<u>Leave current zoning for residential duplex is ok</u>					
<u>PREFER Parks and Recreation Dept of Austin to purchase land and create a park</u>					
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810					

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
SUKLA MISEA - GRAVER

Your address(es) affected by this application  
8404 LORALINDA DR

8-18-05  
Signature Date

Comments:

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Case Number: C14-05-0094

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

July 19, 2005 Zoning and Platting Commission

I am in favor  
 I object

Your Name (please print)  
Geoff Graver  
8404 Loraland Dr. #8953

Your address(es) affected by this application  
Geoff Graver

8/15/05  
Signature Date

Comments:

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Neighborhood Planning and Zoning Department  
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P. O. Box 1088  
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Austin, TX 78767-8810

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:
July 19, 2005 Zoning and Platting Commission		
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object		Date
Your Name (please print)		
Terry O'Donnell		
Comments: Our neighborhood is already surrounded by crime, drugs & prostitution. I believe a 24x7 car wash will only make this worse.		
And next to an Elementary School?		
It does not make sense. I oppose rezoning for a car wash -		
If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810		

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July 19, 2005 Zoning and Platting Commission		
<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object		Date
Your Name (please print)		
Robert C. Williams		
Comments: I live on the opposite end of the neighborhood (Shenandoah Dr across from Hearnithce Dr). Infrastructure was all "S" curves in it and the speed limit is 25 mph, but drivers use it as a short cut to I-35 and they do 45-60 mph through the intersection. Let me do not see more traffic off Rutherford and Furress. I suggest the owner of the lot too. If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning and Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810		

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Case Number: C14-05-0094	Contact: Sherri Sirwaitis, (512) 974-3057	Public Hearing:	July 19, 2005 Zoning and Platting Commission
Your Name (please print)			
Douglas Howell	8603 Lorraine Dr	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object	Date
Your address(es) affected by this application			
8603 Lorraine Dr			
Austin, TX 78753			
Comments: <u>I object to the construction of a school next to an elementary school, and as a business well attract the wrong element. This would be unsightly and dangerous to our neighborhood.</u>			

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Your Name (please print)			
Troy Addison			
<input type="checkbox"/> I am in favor <input type="checkbox"/> I object			
1014 Mistelle Rd			
Comments: <u>I object to a zoning change</u>			

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Case Number: C14-05-0094	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Contact: Sherri Sirwaitis, (512) 974-3057	
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	
Mark Triola	Your Name (please print)
1012 Wapping Willow	Your address(es) affected by this application
Mark A. Triola	Signature
7/16/05	Date

Comments: This is a neighborhood for homes & families. We want to keep it a neighborhood for families & not put businesses right next to homes.

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Case Number: C14-05-0094	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
Contact: Sherri Sirwaitis, (512) 974-3057	
Public Hearing:	
July 19, 2005 Zoning and Platting Commission	
Diane D. Key	Your Name (please print)
8413 Danville Dr	Your address(es) affected by this application
Diane D. Key	Signature
8-15-05	Date

Comments: I am not in favor of re-zoning in order to get us a fast food establishment especially a self-service one. That type of establishment seems to attract people who don't respect the environment and seem to think the world is their trash can. DON'T PUT IT NEAR US!

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## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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Case Number: C14-05-0094  
Contact: Sherri Sirwaitis, (512) 974-3057  
Public Hearing:

July 19, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print)

8203 FURNESS COVE

Your address(es) affected by this application

Dixie J. Moore

Signature

Date  
9/27/05  
Comments: We do not need a commercial enterprise in this area because of welfare concerns of elementary students adjacent to property. will most likely bring in loud noise and disruptive activity such as drug dealing. This is a quiet family oriented area. A large number of families in this area have school aged children that could possibly become victims if the property is rezoned.

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